

Residential Development Site



Land at Cross Street
Sturton le Steeple
Retford

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Sturton le Steeple, Retford,
Nottinghamshire, DN22 9HL

Approximate distances

- Gainsborough - 6 miles
- Retford - 7 miles
- Bawtry - 13 miles
- Doncaster - 21 miles
- Sheffield - 40 miles



A well located residential development site with conditional outline planning permission for the erection of seven two storey dwellings on a site of 0.5 hectares (1.24 acres)

Rural residential development site • Popular residential area • Outline Planning Permission for seven two storey dwellings • Attractive village position with open views to rear • Green field site • Extends to some 0.5ha (1.24 acres)

Situation

The site is located on the western portion of Sturton le Steeple fronting Cross Street, which essentially connects the two distinct residential areas of the village to the north and south. The site is bounded to the west by countryside and sits opposite the former post office. There is a footpath that dissects the site to the south.

Sturton le Steeple boasts a good range of housing. From large barn conversions through to ex-authority housing and small

bungalows. The village also retains a good level of amenities with public house, primary school, play park, church and village hall, all being present. More substantial facilities are available within either Gainsborough or Retford, both of which lie some six miles distant and have an array of shops, restaurants and schools. Gainsborough also boasts the well established Marshall's Yard development with Retford having excellent communication links, especially connectivity to London's Kings Cross with journey times of approximately 1 hour 40 minutes.

The Site

The site is generally level with a long frontage onto Cross Street and bounded to the north and south by residential dwellings and to the west by open fields. The site narrows to the south slightly where it is dissected by a public footpath. The land benefits from a well established hedgerow to the front of Cross Street at present.

We are advised by our clients architects that the site extends to a total of 0.5 hectares (1.24 acres).

The indicative layout provided as part of the planning application shows an attractive layout with detached two storey dwellings served by a central access point. We consider that this is a scheme that should work well in such a village location.

Planning

The site was granted outline planning consent on 8th July 2015 under a planning application reference of 15/00670/OUT with some matters reserved. The application indicated a scheme comprising seven two storey dwellings accessed off one vehicular access point. A copy of the planning consent can be provided to interested parties from the selling agent.

Tenure

We understand that the site is freehold. Covenants will be imposed on the purchasers and their successors in title whereby the external appearance of any property to be erected shall be subject to their consent. This is a normal estate covenant and applies to the majority of properties within our clients estate, many of which have been sold within the area without any significant issues.

As site forms part of a larger agricultural tenancy, terms have been agreed to surrender this part of the tenancy. It has been agreed that our clients will within three months of completion erect a new stock proof boundary fence and install hedge quicks on the field side of the boundary fence.

Terms

The site is being offered with a guide price of £425,000. Offers are invited on a unconditional (in terms as to planning) basis.

Services

It is understood that the village is served by mains water, drainage and electricity. We are not aware of any gas within the village.

Interested parties are advised to ascertain for themselves the availability, location and suitability for connection of services.

We must stress that none of the services have been checked or tested.

Local Authority

The relevant local authority is Bassetlaw District Council on 01909 533533.

Directions

When leaving Retford from Fisher German's offices, continue along Exchange Street, turning left onto Chancery Lane which in turn merges with Carolgate carrying on over the bridge and turning left at the London Road traffic lights onto the A638. Continue along the A638 over the traffic light junction of Grove Street, coming to the next junction where you will turn right onto Spital Road heading towards North Leverton. Continue along this road where you will enter the village of North Leverton with Habbleshthorpe. Continue along Main Street taking a left hand turn onto Sturton Road just after the North Leverton Post Office. Continue along



Leverton Road where you will enter the village of Sturton le Steeple, continuing through the village beyond Leverton Road which eventually merges with Cross Street with the site being located on the left hand side being identified by our for sale board.

Viewings

The site can be viewed from Cross Street, albeit no access is to be taken onto the site without the agents consent as this land is still being farmed. For further information or to obtain any documents relating to the planning or indeed any other matter, please contact Kevin Benson on 01777 719148 or email kevin.benson@fishergerman.co.uk or Struan McDougall on 01777 860755 or struan.mcdougall@fishergerman.co.uk.

